

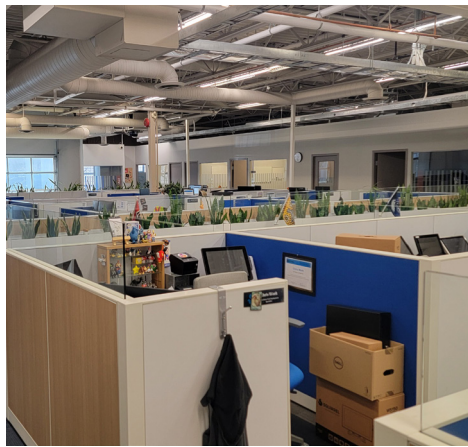
FOR LEASE

#200 & #300 | 8585 Baxter Court, Burnaby, BC



27,188 SF Fully Improved Office & Production Space

Potential to Demise into Smaller Units



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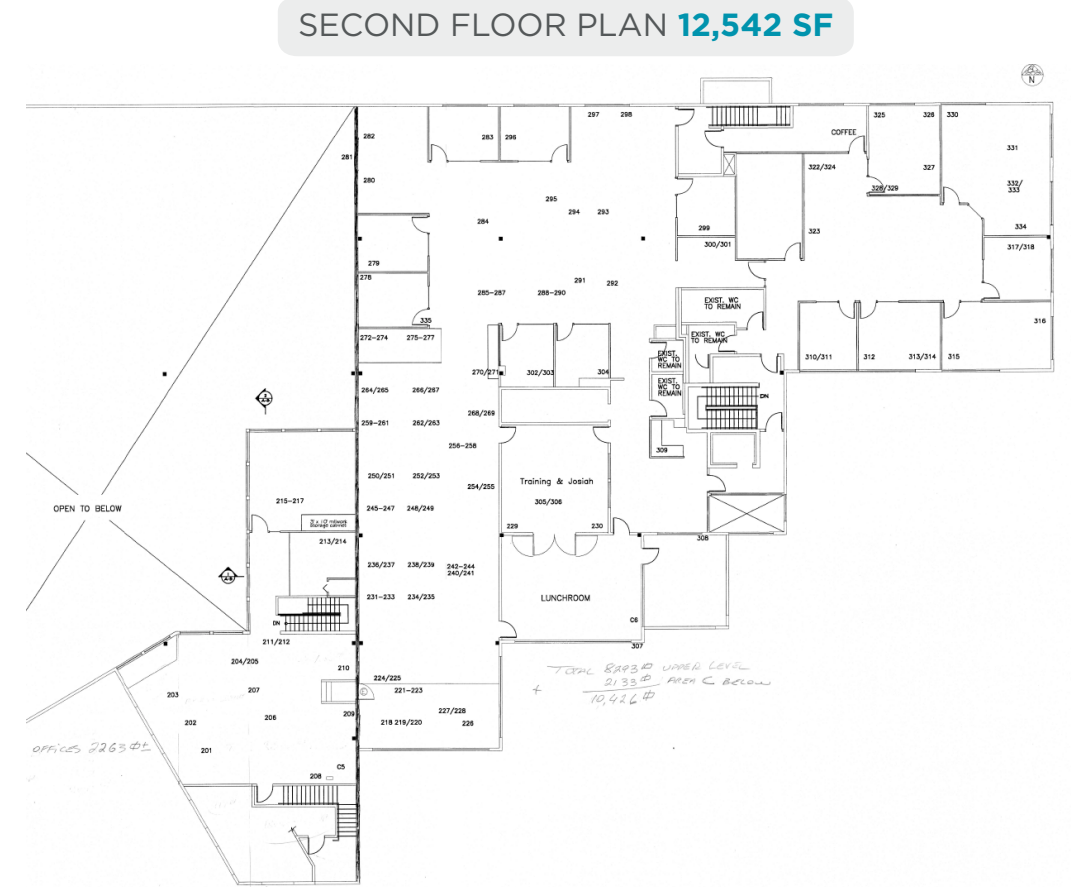
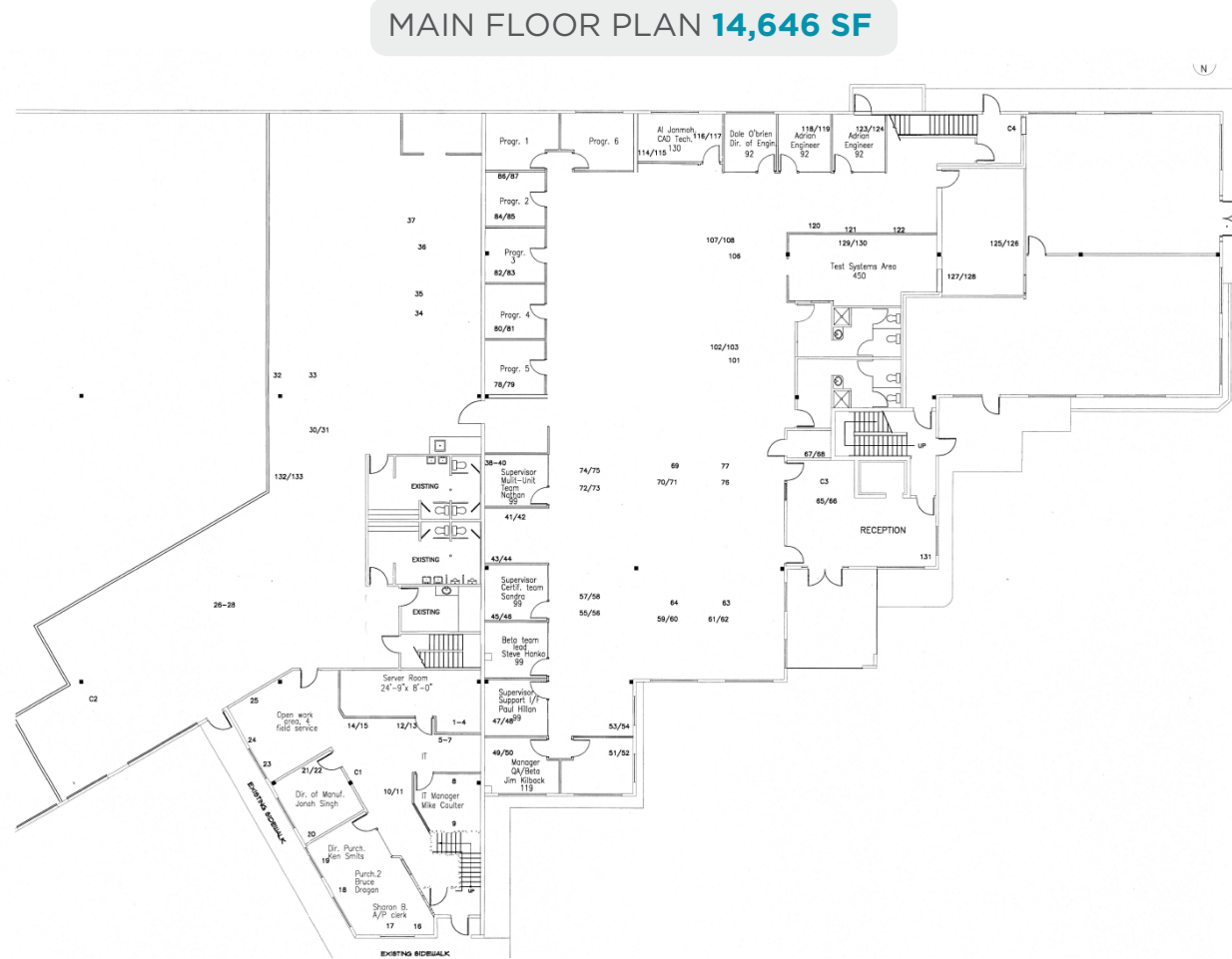
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PREMISES FOR LEASE

- 27,188 SF in total
- 2 level office & production space
- Private elevator connecting each level
- Private 2nd floor deck area
- Exceptional quality finishing
- Fully air-conditioned offices
- Mix of open plan and perimeter private offices
- Kitchenettes on each level & staff room with full kitchen on 2nd floor
- Two grade level loading doors
- ±24' ceiling height in the warehouse
- 40 free parking stalls



The Premises can be subdivided as follows:

- Unit 200 8,381 SF Office/Warehouse
- Unit 300 18,807 SF Office/Flex*
- **TOTAL 27,188 SF**

* Main floor office can be removed to create additional warehouse/manufacturing area to the extent required

NEARBY AMENITIES

- Restaurants: Subway, Megabite Pizza, Sushi Kaku and Seattle's Best Coffee
- Mac's Convenience Store/CIBC ATM
- Burnaby Mountain Golf Course
- Within a short distance, both east and west, are Lougheed and Brentwood Malls offering numerous restaurant, banking, grocery and other retail amenities
- Burnaby Mountain "Urban Trail" runs directly along the northern border of the property

ZONING

The property is zoned M3 with CD-M5 potential.

LEASE RATE

\$19.95 PSF per annum net on an "as is" basis.

AVAILABILITY

October 1, 2025

LOCATION

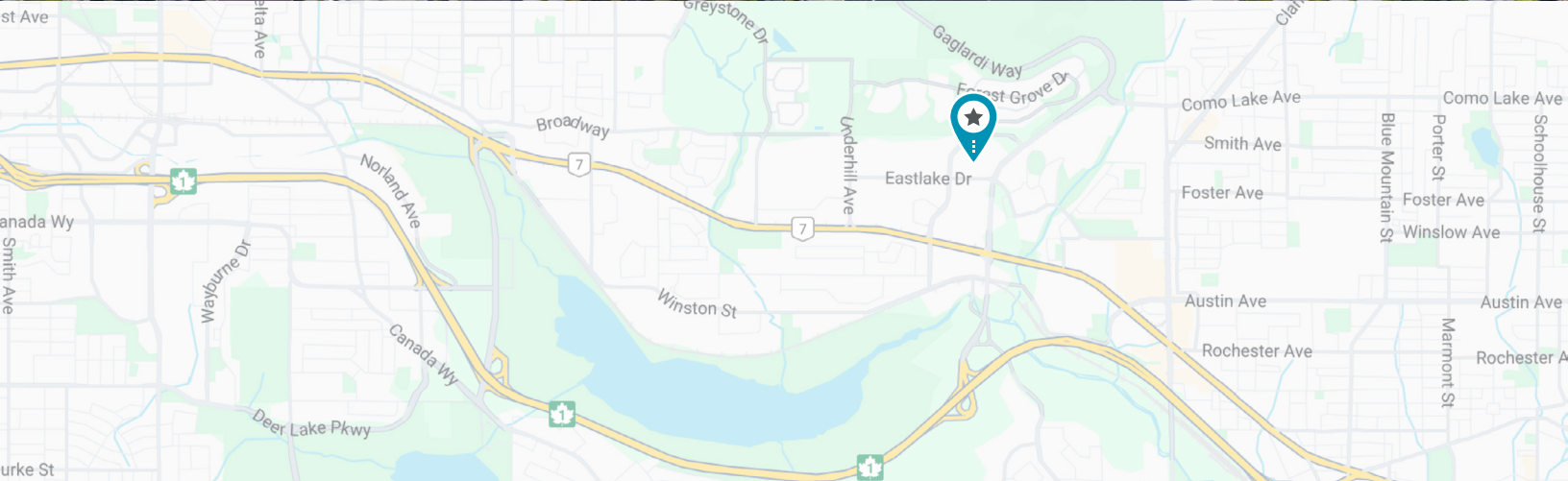
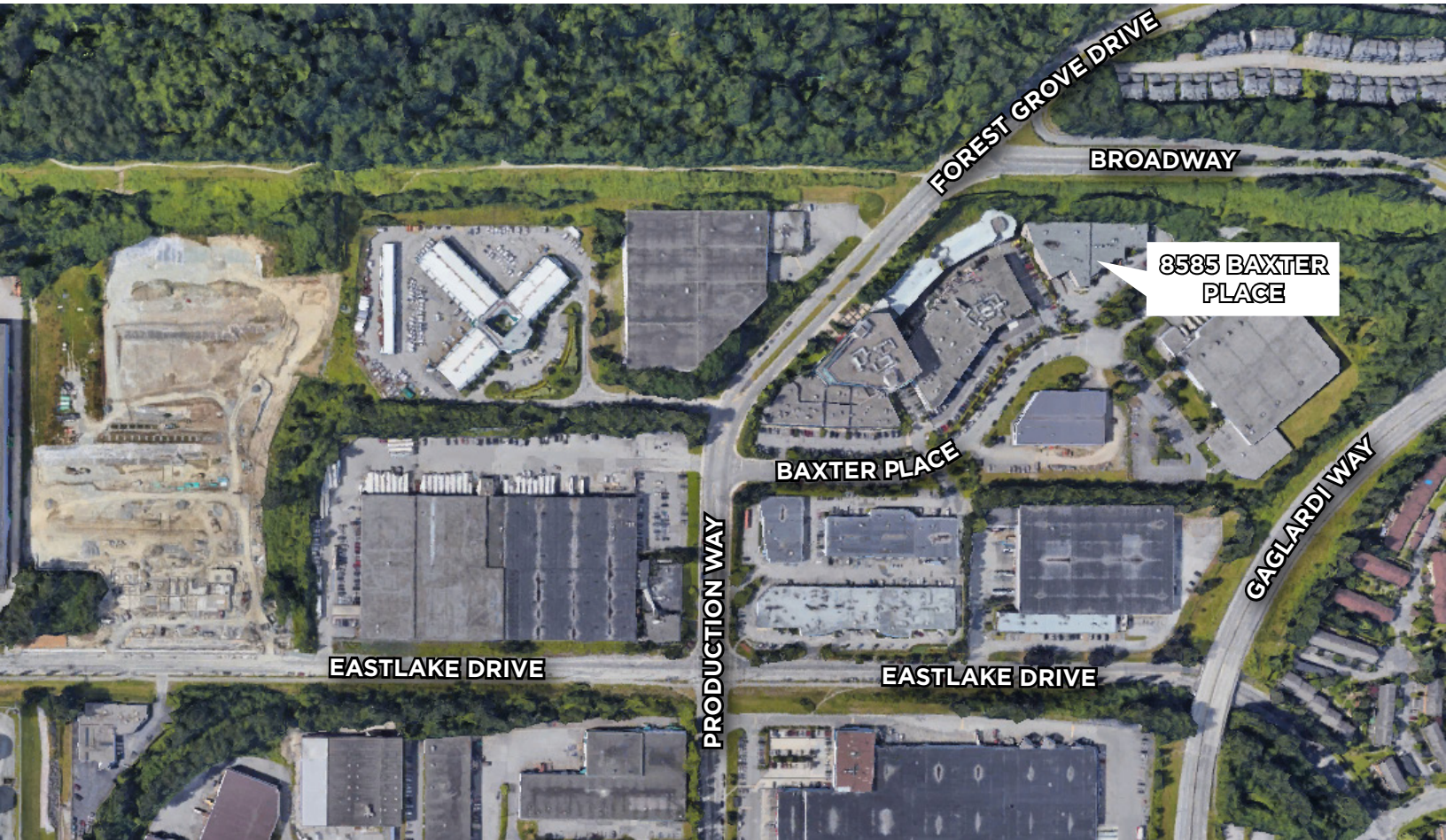
8585 Baxter Place is located in the Lake City Business District of Burnaby, BC, an adjacent suburb to Vancouver. Lake City is one of the most desirable business locations in the Lower Mainland due to its central location within Metro Vancouver, proximity to the Downtown core and its direct service by SkyTrain.

OPERATING COSTS & PROPERTY TAXES

\$8.00 PSF (2025) plus 5% of Basic Rent as a management fee.

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